

Meridian Planning and Zoning Meeting

August 3, 2023.

Meeting of the Meridian Planning and Zoning Commission of August 3, 2023, was called to order at 6:00 p.m. by Vice-Chairman Maria Lorcher.

Members Present: Commissioner Maria Lorcher, Commissioner Nate Wheeler, Commissioner Patrick Grace and Commissioner Mandi Stoddard.

Members Absent: Chairman Andrew Seal, Commissioner Jared Smith and Commissioner Enrique Rivera.

Others Present: Joy Hall, Kurt Starman, Bill Parsons, Stacy Hersh, Linda Ritter and Dean Willis.

ROLL-CALL ATTENDANCE

<u> </u> X	Nate Wheeler	<u> </u> X	Maria Lorcher
<u> </u> X	Mandi Stoddard	<u> </u> X	Patrick Grace
<u> </u>	Enrique Rivera	<u> </u>	Jared Smith
<u> </u>	Andrew Seal - Chairman		

Lorcher: Good evening. Welcome to the Planning and Zoning Committee meeting for August 3rd, 2023. At this time I would like to call the meeting to order. The Commissioners who are present for this evening's meeting are in City Hall and Zoom. We also have staff from the city attorney's office and the city clerk's office, as well as the city planning department. If you are joining us on Zoom this evening we can see that you are here. You may observe the meeting, however, your ability to be seen on screen and talk will be muted. During the public testimony portion of the meeting you will be unmuted and, then, be able to comment. Please note that we cannot take questions until testimony portion. If you have process questions during the meeting, please, e-mail cityclerk@meridiancity.org and they will reply as quickly as possible. If you simply want to watch the meeting we encourage you to watch the streaming on the city's YouTube channel. You can access it at [meridiancity.org/live](https://www.meridiancity.org/live). With that let's begin with roll call. Madam Clerk.

ADOPTION OF AGENDA

Lorcher: Okay. The first item on the agenda is the adoption of the agenda and for tonight's meeting we have no modification. Can I get a motion to adopt tonight's agenda?

Grace: So moved.

Stoddard: So moved. Second.

Wheeler: Second.

Lorcher: It's been moved and seconded to adopt the agenda. All in favor say aye. Opposed? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the July 20, 2023 Planning and Zoning Commission Meeting**
- 2. Findings of Facts, Conclusions of Law for the Conditional Use Permit for Jump Creek South Apartments, located at the N.W. corner of N. Black Cat Rd. and W. McMillan Rd, by Kent Brown Planning Services**
- 3. Findings of Facts, Conclusions of Law for the Conditional Use Permit for Stapleton Apartments, located at the N.W. corner of S. Meridian Rd. and W Harris St. by the Architects Office, PLLC.**

Lorcher: The next item on the agenda is the Consent Agenda and we have three items on the Consent Agenda. To approve the minutes of July 20, 2023, Planning and Zoning meeting. Facts and Findings for conditional use permit for Jump Street South Apartments. And Facts and Findings for a conditional use permit for Stapleton -- Stapleton Apartments. Could I get a motion to accept the Consent Agenda as presented?

Grave: So moved.

Wheeler: Second.

Lorcher: It has been moved and seconded to adopt the Consent Agenda. All in favor, please, say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

Lorcher: At this time I would like -- briefly like to explain the public hearing process. We will open each item individually and begin with the staff report. Staff will report their findings on how the item adheres to the Comprehensive Plan and the Unified Development Code. After staff has made their presentation the applicant will come forward to present their case and respond to staff comments. They will have 15 minutes to do so. After the applicant has finished we will open the floor to public testimony. Each person will be called only once during public testimony. The Clerk will call the names individually of those who signed up on our website in advance to testify. You will, then, be unmuted on Zoom or you can come to the microphones in Chambers. Please state your name and address for the record and you will have three minutes to address the Commission. If you have previously sent pictures or a presentation for the meeting it will

be displayed on the screen and our clerk will run the presentation. If you have established that you are speaking on behalf of a larger group, like an HOA, where others from that group allow you to speak on their behalf you will have up to ten minutes. After all those who have signed up in advance have spoken we will invite any others who wish -- who may wish to testify. If you wish to speak on a topic you may raise your -- you may come forward in Chambers or on Zoom you can press the raise hand button on the Zoom app or if you are listening on a phone please press star nine and wait for your name to be called. If you are listening on multiple devices, such as a computer and a phone, please, be sure to mute those extra devices so we don't experience feedback and we can hear you clearly. When you are finished if the Commission does not have any questions for you you will return to your seat in Chambers or be muted on Zoom and no longer have the ability to speak. And, please, remember we will not call on you a second time. After all testimony -- after all the testimony has been heard the applicant will be given another ten minutes to come back and respond. When the applicant has finished responding to the questions and concerns we will close the public hearing and the Commissioners will have an opportunity to discuss and hopefully be able to make final decisions or recommendations to City Council as needed.

ACTION ITEMS

4. Public Hearing for The Base Jiu Jitsu at Hickory (H-2023-0032) by The Base Jiu Jitsu, located at 2640 E. State Ave., STE 110

- A. Request: Conditional Use Permit for Suite 110 to include a 2,950 square foot indoor recreation facility (martial arts studio) on 1.325 acres of land in the I-L zoning district.

Lorcher: So, at this time I would like to open the public hearing for the Base Jiu Jitsu at Hickory, File No. H-2023-0032, and we will begin with the staff report.

Ritter: Good evening, Chair and Commissioners. I'm Linda Ritter, associate planner. Tonight I bring before you a conditional use permit request to operate an indoor recreation facility, Martial Art Studio, from Suite 110. That's 2,950 square feet in the existing 23,000 square foot flex building located at 2640 East State Avenue. This consists of 1.324 acres of land. It's zoned I-L, so as -- as discussed in the staff report in Section Five the proposed martial arts studio is considered an appropriate use and meets the development guidelines listed in the mixed use nonresidential designation. The use is consistent with the planned unit development approved in 1991 for Gem Stone, Inc., which approved a mix of commercial and light industrial uses in the I-L zoning district. This use is proposed to be contained within the existing building with no exterior modified -- modifications proposed. The applicant submitted a site plan showing the tenant space for the martial art studio, as you can see on the slide here. Based on the proposed tenant space of approximately 2,950 square feet of gross floor area, a minimum of three off-street parking spaces are required, with a total of eight parking spaces being allocated to Suite 110. The building and other site improvements that are existing include the off-street parking for the entire flex building according to the submitted site plan, showing the existing site

conditions. A total of 49 parking spaces are provided exceeding the UDC standards. So, based on the eight parking spaces provided for this use a minimum of one bicycle parking -- parking space is required to be provided and that bicycle parking facility was already provided at the time of the CZC submittal and submitted plans depicted the bike racks located on the west side of the flex building and as far as landscaping, a ten foot wide street buffer was required to be provided along East State Avenue, a local street, and a 20 foot wide street buffer was required along North Hickory Avenue, a collector street. The landscape was installed per the standards listed in UDC 11-3B-7C and the parking lot was required to meet the standards of the UDC 11-3B-8C. All the required landscaping have been proposed and approved with previous approval. It's all installed and staff has approved the -- has signed off on the final for the building itself and the improvements that were required. So, there was no written testimony for this application and so at this time staff is asking for approval with the conditions listed in the staff report.

Lorcher: Okay. Thank you very much. Would the applicant like to come forward? Please state your name and address for the record.

Buttars: It's Ben Buttars, 18250 Arch Haven Way, Nampa, Idaho. 83687.

Lorcher: So, do you have any other additions to the staff report that you would like to kind of share?

Buttars: Not really. I mean we have been around for a really long time. We have been around for over 20 years and now we are looking for a new spot and this seemed like the best place for us. It's actually where I grew up. So, it's going to be kind of cool to bring martial arts to the area where I grew up, so --

Lorcher: Okay.

Buttars: Yeah. That's it.

Lorcher: Commissioners, do we have any questions for the applicant or staff?

Grace: Madam Chair? Good evening. Do you know what else is planned for the -- the other spaces in that building?

Buttars: There is one. Our neighbor is like a virtual gym. So, like they have little office spaces kind of that people go and workout in with the virtual reality headsets on and, then, I think there is a canine rehabilitation facility for like physical therapy for -- for dogs. I'm not a hundred percent sure what the other two or three are. I'm not a hundred percent sure. Those are the only two I know.

Grace: Quick follow up. As I understand that, I think there is also -- is there a pickleball court that's pretty close by or about to become big?

Buttars: So, I want to say it's like a block away somewhere. Yeah.

Grace: Okay. And that's another indoor recreational facility?

Buttars: I believe so. I'm not a hundred percent sure of their -- I'm not -- I don't know. I heard the name. I know that it's -- I don't know how close it is to this location. But I have heard that it's coming somewhere in Meridian.

Grace: Okay. Thank you.

Buttars: You're welcome.

Lorcher: Commissioners any other questions for staff or applicant? Madam Clerk, there is no public testimony?

Hall: There is not online or signed up.

Lorcher: And you have kind of said what you need, so I will take a motion to close the public hearing.

Grace: So moved.

Stoddard: So moved.

Wheeler: Second.

Lorcher: It has been moved and seconded to close the public hearing. All those in favor, please, say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Lorcher: Commissioners, do you have any comments?

Wheeler: This is Commissioner Wheeler and I don't have any comments. It seems like a pretty straightforward project with good support from the staff and the way that complies with zoning and -- and parking and everything else. So, this has my support.

Lorcher: Okay. Thank you.

Stoddard: I agree with Commissioner Wheeler. I have no comments either. And I'm in support of it as well.

Lorcher: Okay. Thank you.

Grace: So, Madam Chair, I was trying to wait so I wouldn't talk over myself and Commissioners. So, I appreciate them jumping in. Yeah. I agree. I -- I saw there was a comment on the -- in the staff report that there were two indoor facilities -- recreational facilities, so -- which staff did not indicate they were against, just simply noted that and so

that's why I asked the question. But, no, I think -- I think this is a great activity. I think it's a good fit for this area. So, I agree it's pretty straightforward in my mind.

Lorcher: Okay. I will take a motion if anybody has one.

Grace: I can attempt to make one, Madam Chair. So, Madam Chair, after considering all staff, applicant, and public testimony I move to approve File No. H-2023--032 as presented in the staff report for the hearing date of August 3rd, 2023, with no modifications.

Wheeler: Second.

Lorcher: All those in favor say aye. Aye. Any opposed? All right. Motion carries. Thank you very much.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

5. Public Hearing for New Horizon Academy (H-2023-0034) by CASCO, located at 2918 S. Meridian Rd.

- A. Request: Conditional Use Permit for a one-story 10,000 square foot daycare for New Horizon Academy on 1.22 acres of land in the C-G zoning district.

Lorcher: All right. The next item we will open for public hearing is New Horizon Academy, application 2023-0034, and we will start with a staff report.

Hersh: Good evening, Mrs. Chair and Commissioners. The applicant has submitted a conditional use permit for New Horizon Academy, which is for a daycare. The property consists of 1.22 acres of land, currently zoned C-G, located at 2918 South Meridian Road. History on the property is an MDA, a preliminary -- preliminary plat and final plat approvals. The Comprehensive Plan FLUM designation is commercial. Summary of the request is a 10,759 square foot daycare center is proposed, which is designed to accommodate a maximum of 159 children and 21 staff members. A daycare center requires a conditional use permit in the C-G zoning district as set forth in UDC table and is subject to the specific use standards listed in the UDC. Childcare and early education is proposed to be provided for children ages six to pre-K, which is four years old. The applicant has not provided on the proposal -- or has not provided information on the proposed curriculum with this application. The proposed conceptual site plan approved with the development agreement shows a parking lot designated for this lot -- particular Lot 2, Block 1, in Victory Commons Subdivision One. Staff believes that a modification to the development agreement is not necessary to allow the daycare, as the applicant is providing a parking lot consistent with the plan and upgrading the pad site to include a building structure, rather than merely using asphalt on the entire pad site. Staff finds these additions to be consistent with the updated conceptual development plan and uses -- uses approved with -- with that application. Access currently is a right-in, right- out

driveway. Access is proposed to be at South Meridian Road at the northwest corner of the site as shown on the site plan and landscape plans consistent with the approved with the subdivision. The site plan illustrates a drive aisle running through the site ensuring - ensuring smooth site circulation and easy access for drop-off and pick-up. This area is separate from the main drive aisle area for the development. Off-street parking is required to be provided in accordance with the UDC standards for nonresidential uses, which requires one space for every 500 square feet of gross -- gross floor area and based on the 10,759 square feet a minimum of 22 spaces are required. A total of 35 spaces are proposed, including two ADA compliant spaces. Although the proposed parking exceeds the minimum standards by 13 and the number of staff members on site at any time -- one time will likely fluctuate, staff is concerned that if the facility is at full capacity and up to 21 staff members on site at any one time there may not be adequate parking or pick-up or drop-off area for the proposed use. Shared parking is established in the Victory Commons development. The applicant has provided the written documentation to ensure there is adequate parking at drop-off and pick-up times. Additionally, the parking stall should contain wheel stops to prevent vehicle -- vehicle overhang in accordance with the UDC or the buffer along the west boundary of the site next to the parking stalls and the sidewalk next to the building should be widened to a minimum of seven feet to allow for two feet of vehicle overhang in accordance with the UDC. Parking stalls may be reduced to 17 feet in length or wheel -- wheel stops may be provided in parking spaces to prevent vehicle overhang. Drop-off times usually span from three hours, starting at 6:30 a.m. and ending at 9:30 a.m. Pick-up times also tend to extend it from 4:00 to 6:00 p.m. The applicant is proposing two fence playgrounds with this application. The fence is proposed around the building. However, no details of the fence are provided on the plans submitted. The fence should be a nonscalable, a minimum of six feet tall, and providing screening of the play area. Staff recommends that the applicant provide a detail on the proposed -- proposed fencing with the plans submitted with the future certificate of zoning compliance application. Parking lot landscaping is required to be provided in accordance with the UDC standards as shown. A 25 foot wide landscape buffer is required to be provided adjacent to the residential uses in the C-G -- uses in the C-G zoning district per the UDC table. Landscaping is required to be installed within the buffer in accordance with the UDC standards. There is an existing residential use situated to the east. Additionally there is an existing 35 foot irrigation easement along the Kennedy -- Kennedy Lateral to address the topographical variations and adhere to the required 25 foot landscape buffer adjacent to residential uses. A rock retaining wall is proposed along the lateral. The submitted landscape plan appears to be in compliance with the standards. Street buffer landscaping along South Meridian Road was completed with Phase One subdivision improvements. Conceptual building elevations were submitted for a single story building as shown, incorporating a mix of materials, consisting of Hardie fiber cement lap siding, vintage wood architectural wall panel, with stone -- cultured stone -- stone cultured stone accents. And metal roofing and solar panels, which I thought was kind of neat. Final design is required to incorporate some -- some of the same similar design elements and materials as those within the development agreement and shall comply with the design standards listed in -- listed in the architectural standards manual. There is no written testimony and staff does recommend approval of the proposed

conditional use permit with the conditions listed in the staff report. And that concludes staff's presentation and I stand for any questions.

Lorcher: Would the applicant like to come forward? Hi. Please state your name and address for the record.

Wakagawa: Cammra Wakagawa. 12619 West Horsham, Boise. 83709.

Lorcher: Okay.

Wakagawa: All I would say is that we have five other schools in the valley. Only one in Meridian. Four in Boise. And there is a great need for child care and that's why we want to expand. We have wait lists a mile long at the other schools. So, this would really help the community.

Lorcher: Commissioners, do you have any questions for the applicant?

Grace: Madam Chair, I have a couple.

Lorcher: Commissioner Grace.

Grace: Hi, Cammra. So, what is -- what exactly is the Victory Commons development? If you are -- it sounds like you might be sharing some parking potentially.

Wakagawa: Well, there is several businesses around there. There is the tattoo place. The paint store. They are all kind of around where we are going to be. Is that --

Grace: Okay. Yeah. I just -- you know, what jumps out at me is I -- the drop-off and pick-up I -- you know, you just want to make sure that's safe. It does sound like you have more than the required parking. But there was a comment about if full staff is there that there is the potential that this could be overflow into that area. So, I was just trying to get some more information on that.

Wakagawa: Right. I don't -- and the other schools -- there is a number of staff that don't drive, ride their bikes, take the bus or whatever. None of our other parking lots are ever all the way full even at drop-off and pick-up time, so I don't really foresee it being a problem, because this parking lot is actually better than some of our others.

Grace: Okay. And, then, yeah, just one more, Madam Chair. The -- what's your -- I guess what's your fencing concept? It said that the staff was recommending that the applicant provide more detail on that. I was wondering if you could just share with us tonight what you are thinking.

Wakagawa: I don't know what we are doing.

Lorcher: Got to come up. And, please, state your name and address for the record.

Murphy: Jake Murphy. 10914 West Harney Street, Boise, Idaho. 83709.

Lorcher: Thanks. So, the fencing you were saying --

Murphy: It will be a minimum six feet and we can provide a detail dimensioning the height in our CZC application.

Grace: Okay.

Lorcher: I do have a question for you. My children went to the Meridian location and so that's a standalone, so your parking lot wasn't really sharing with other locations -- or with other businesses per se. The other location that you have in Boise, do you have shared parking lots in other businesses -- at your other locations?

Wakagawa: We do. There is one in the Salvation Army on Emerald and Mitchell that we share with Salvation Army. The rest of them know they are stand -- they are standalone. But anything's better than the parking lot you went to at Meridian New Horizon. That one was -- it's still crazy. So --

Lorcher: We managed.

Wakagawa: Yes.

Lorcher: Commissioners, do you have any questions?

Wheeler: Madam Chair?

Lorcher: Yes.

Wheeler: This is Commissioner Wheeler. I have a question here. I know that some of the things that we have done before with like -- when there might be a little more traffic, specifically like with drive-through restaurants or things like that, we have asked if there is any way to show some striping or dedication for crosswalks, you know, pedestrian traffic in order to minimize that. I know that you -- you want to keep your patrons coming in safe, but, you know, sometimes demarcations on the road, whether it be -- or on the -- on the pavement showing, you know, a crosswalk or crossing angles or things like that that you see in front of supermarkets or other drive-through conveniences, are you -- are you planning to put something like that down, so there is -- so, there is some sort of noticeable spot when people are dropping off?

Murphy: We had not planned that, but that's certainly something we can add. Also say that there is going to be ADA path connectivity from the development to the future development to the southeast all the way up north to the existing adjacent -- I think it's called Tattooed -- I think the clothing and tattoo parlor. Kind of a strange mix. But, anyway, there is an ADA path that runs along there. It will run through our site. It will

connect to the sidewalk at the urgent care and, then, also connect to the sidewalk on Meridian Road.

Wheeler: Okay. That sounds -- that's good. I'm just -- I mean even like, you know, coffee shops and other drive-throughs will even just put up signs like, you know, watch out or exit here or just things like this, you know, just in order to make sure that there is a visual, because there are distractions, unfortunately, even on drop-offs like this and just want to have some sort of clear markings on your pavement that -- that this is where -- on the parking lot that shows this is where there is going to be crossings or drop-offs or something along those lines, sandwich board signs, you know, things like that. I just -- I know that you are a professional, you have done multiple sites in this valley, you are well known, but I would just want to encourage that, that just seems to be something that as a Planning and Zoning Commission we have been kind of trending towards.

Lorcher: Commissioner Wheeler, also when it comes to daycare drop-off is really a wrong term, because the kids aren't let out of the car and they walk by themselves. Parents have to walk them in and sign them in and sign them out.

Wheeler: Okay. So, either way, though, we have pedestrian traffic in front of the -- in front of the building.

Lorcher: Correct.

Wheeler: And so just being able to mark that --

Murphy: We will certainly look into that.

Wheeler: Okay. Thank you.

Lorcher: I also notice you are only going to do six weeks to pre-K, so you are not doing any kindergarten or after school care.

Wakagawa: We are eliminating school age children after next year.

Lorcher: All of them?

Wakagawa: Yeah. It's going to be hard to find it anywhere.

Lorcher: Wow. Okay. I'm glad I had my kids in there when I did. It's been 20 years, by the way, but -- okay. Commissioners, any other questions for the applicant?

Grace: Madam Chair, I just had a really easy one. Did I hear you say telecare at the very end?

Wakagawa: No.

Grace: Okay.

Wakagawa: No.

Grace: All right. I misheard that and I -- obviously I was thinking what is that?

Wakagawa: I don't know how that would work with children. Not really.

Lorcher: They used to have kindergarten and elementary school age, so they -- their bus would come and pick up the kids and, then, bring them there afterwards. But she's saying that the -- after this year it's going to be eliminated.

Wakagawa: Yeah. Meridian still does that and they will do that through the end of next summer, but, then, after that none of the New Horizons will offer after school care or before school care.

Lorcher: So they are only going to have six weeks through four?

Wakagawa: Yeah. Once they are ready to hit kindergarten they will be on their way.

Grace: Okay. I heard you are wrong, which makes me feel better.

Lorcher: Commissioners, any other questions for staff or applicant?

Stoddard: I have no questions.

Wheeler: I'm fine.

Lorcher: Okay. Thank you very much.

Wakagawa: Thank you.

Murphy: Thank you.

Lorcher: Madam Clerk, is there anybody else signed -- or anybody signed up for public testimony?

Hall: Madam Chair, there is not.

Lorcher: All right. May I have a motion to close the public hearing?

Stoddard: So moved.

Wheeler: Second.

Lorcher: It has been moved and seconded to close the public hearing. All those in favor say aye. Any opposed? All right. Motion carries.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Lorcher: Commissioners, any comments?

Grace: Madam Chair, no, I -- we definitely need more daycare services and that area is growing. So, I like what I heard.

Lorcher: Commissioners?

Wheeler: Madam Chair?

Lorcher: Commissioner Wheeler.

Wheeler: Yeah. I mean they have been around for a long time. They have a lot of spots here and like you are saying your experience with them has been good and with the zoning and everything else I'm in support of this project.

Lorcher: Very good. On a personal note I did send my children there. You actually saved me. I was a recent widow with a three year old and a four year old and, you know, you helped me raise my children until they got to kindergarten and I will be forever grateful. The teachers that you had there actually still have a presence in my children's lives. So, at Meridian there was Ms. Linda. I don't know if you remember her. Bernhardt. We still send birthday cards and Christmas cards and that was over 20 years ago and she was absolutely lovely. So, I appreciate what you do for our community and I hope other parents will be able to have some of the same lovely memories that my children did. My girls are 23 and 21 right now, so I'm aging myself big time there. Okay. Can I get a motion?

Grace: Madam Chair, I'm happy to give a motion. I didn't know if Commissioner Wheeler wanted to add any other conditions on -- on the motion, so I would maybe ask if he wanted to do that before I made a motion.

Wheeler: Madam Chair?

Lorcher: Commissioner Wheeler.

Wheeler: Yes, Mr. Grace, I would. I could. It's just always easier for the people there in front, just because you have the paperwork there to -- to make that motion accurate. If you feel comfortable, the only thing I would like to be added -- but it's your motion. But the only thing that I was thinking of is just to have some -- some sort of demarcation or marking that shows the pedestrian traffic from the parking lot to the -- to the entry. That would be the only thing I would just want to add in. But it's your motion, so if you don't want to that's fine.

Lorcher: Staff, do we have any requirements for occupancy with any kind of crosswalk requirements at all or would this be in the -- in the permitting process here?

Hersh: Mrs. Chair, Commissioners, so for this project the sidewalk is connected around the building and is leading to the daycare -- or I mean leading to the Urgent Care to the north. Within the parking lot there isn't a requirement for pedestrian connection necessarily, but they could use the -- like he said there was ADA -- an ADA pathway. They could mark something through the parking lot. I don't know if it would take up a parking stall. There technically isn't anything in the UDC code that is requiring it, but they could stripe the parking lot for -- to make it more clear with arrows for traffic -- guiding traffic.

Starman: Madam Chair, to add a thought. So, I would echo everything that Stacy just said and also say that as a conditional use permit you certainly can add a condition relative to striping or signage or things. So, you have that ability as the Planning and Zoning Commission. This is a CUP. The conundrum I see is we don't have -- we don't have the specifics about what we are asking for. So, it's a little difficult to condition it without knowing exactly what we are conditioning -- what the condition is. So, you can talk more about that perhaps or maybe staff has some ideas for you on that. The planning staff. Another way to do it -- I would defer to the Commissioners and Commissioner Wheeler in particular. Another way to softly do that would be simply to have a -- I will call it a soft condition that the applicant work with staff to add appropriate, you know, directional -- look like terminology -- I want to hear that base -- that striping in the parking lot or directional signage, you could add it -- you may have a condition that the applicant would be required to work with staff to add as appropriate, something of that nature. That will give the staff and applicants some flexibility.

Lorcher: Commissioner Wheeler, does that work for you?

Wheeler: Yes. Madam Chair, yes, that's -- that -- that would be fine. I'm not looking for anything to really tighten it down. As counsel has stated that -- that's kind of my intention here is just something that shows there is going to be some heavy traffic and so just heads up. That's more or less what that is and if that can be just done with just something as loose as, you know, the applicant will work with staff on some sort of demarcation or noticing what pedestrian traffic might be, I'm fine with something like that.

Grace: Okay. Madam Chair, I would -- before I maybe make the motion I would -- I would make the comment that I would not want to see the markings result in the loss of a parking space.

Wheeler: Yeah. I agree.

Grace: So, just that comment for the record I guess. But --

Parsons: Madam Chair, Commission, if I could just add a little bit to the conversation here. Certainly it -- it's like anything -- to Stacy's point, there is nothing in code that

requires this. It's your purview tonight, like the city attorney had mentioned. But looking just at the site design, even if you stripe something not everyone is going to walk to that striping and walk the children in one location. That's not how we work as a society. We pull in, we get out of our car and we cross the drive aisle. I think the good thing that -- the right -- maybe the appropriate thing to do in this case is, one, I like the idea of directional signs and I like the idea of maybe the applicant working with the business association and say watch for children, you know, children -- because to your point, although this drive aisle and this parking area does not interfere with the main drive aisle in the development that Stacy pointed out in the staff report, there still will be cars going in and out to get to Meridian Road. So, whatever we can do to just make it safer for parents and children as they even walk through the secure parking area -- I would hate to see a kid run out into the main drive or get hit. So, whatever we can do to work with this person, the development, the business owners association, let's just get some appropriate signage up there that says watch for children or something to that effect and I think that would probably solve a lot of the concerns that I heard here tonight.

Lorcher: Okay.

Grace: Madam Chair, with that I would like to make a motion. After considering all staff, applicant and public testimony I move to approve File No. H-2023-7034 as presented in the staff report for the hearing date of August 3rd, 2023, with the following additional recommendations I guess or requirements. That the applicant work with staff to include any appropriate markings or directional signs as it relates to indicating pedestrian traffic, as well as work with surrounding businesses to ensure the safety of the children attending the facility.

Lorcher: Do I --

Wheeler: Second.

Lorcher: Sorry I talked over you. Do I have a second?

Wheeler: That's okay. Yeah. Second.

Lorcher: It's been moved and seconded to approve File No. H-2023-0034. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

Lorcher: I will take one more motion.

Grace: Madam Chair?

Lorcher: Commissioner Grace.

Grace: I would move to adjourn.

Wheeler: Second.

Stoddard: Second.

Lorcher: It's been moved and seconded that we adjourn. All those in favor say aye. Any opposed? All right. Meeting adjourned. Thank you very much.

MOTION CARRIED: FOUR AYES. THREE ABSENT.

MEETING ADJOURNED AT 6:36 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

MARIA LORCHER - VICE-CHAIRMAN

_____|_____|_____
DATE APPROVED

ATTEST:

CHRIS JOHNSON - CITY CLERK